

RESOLUTION NO. 2007-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI  
APPROVING THE REQUEST OF TOM DOUCETTE, FRONTIER  
COMMUNITY BUILDERS, FOR AN AMENDMENT TO THE  
CONCEPTUAL LAND USE/CIRCULATION PLAN OF  
THE WESTSIDE FACILITIES MASTER PLAN

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WHEREAS, the City Council of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Westside Facilities Master Plan amendment, in accordance with the Government Code and Lodi Municipal Code Chapter 17.84; and

WHEREAS, the affected properties are located within the Westside Facilities Master Plan; and

WHEREAS, the applicant is Tom Doucette, Frontier Community Builders, 10100 Trinity Parkway, Suite 420, Stockton, CA 95219; and

WHEREAS, the applicant represents property owners within the Westside Project area, which is encompassed by the Westside Facilities Master Plan, and these property owners have provided consent to the project proponent and applicant for this Master Plan amendment request; and

WHEREAS, the City of Lodi Planning Commission held public hearings on the proposed Master Plan amendments on October 11, 2006 and October 25, 2006, and its motion to recommend approval to the City Council was defeated on a 2:5 vote; and

WHEREAS, the Conceptual Land Use/Circulation Plan of the Westside Facilities Master Plan contains a greenbelt buffer along the western edge of the plan area; and

WHEREAS, the request is to change the Conceptual Land Use/Circulation Plan of the Westside Facilities Master Plan to reflect the proposed Westside Project Land Use Plan as shown in Exhibit A; and

WHEREAS, specific text amendments related to the change in the Conceptual Land Use/Circulation Plan are defined here as Exhibits B through G; and

WHEREAS, all legal prerequisites to recommend the approval of this request have been met; and

WHEREAS, based upon the evidence within the staff report and project file, the City Council of the City of Lodi makes the following findings:

1. The Environmental Impact Report (EIR) (EIR-05-01) and Findings and Statement of Overriding Considerations for the project pursuant to the California Environmental Quality Act (CEQA) were adopted by City Council Resolution No. 2007-48.
2. The required public hearing by the Planning Commission was duly advertised and held in a manner prescribed by law.
3. The required public hearing by the City Council was duly advertised and held in a manner prescribed by law.

4. The requested Westside Facilities Master Plan Amendment does not conflict with adopted plans or policies of the General Plan and will serve sound planning practice.
5. The proposed design and improvement of the site is consistent with all applicable standards adopted by the City in that the project, as conditioned, will conform to adopted standards and improvements mandated by the City of Lodi Public Works Department Standards and Specifications and the Zoning Ordinance, as well as all other applicable standards.
6. The size, shape, and topography of the site are physically suitable for the residential development proposed.

NOW, THEREFORE, BE IT FOUND, DETERMINED, AND RESOLVED that the City Council of the City of Lodi hereby approves amendments to the Westside Facilities Master Plan as follows:

1. The Westside Facilities Master Plan Land Use/Circulation Plan (page 9) shall be revised as shown on Exhibit A attached hereto.
2. Figures 7 and 8 shall be removed and text in the List of Exhibits (page ii) shall be revised as shown on Exhibit B attached hereto.
3. Page 14 of the Westside Facilities Master Plan shall be replaced with the text changes shown on Exhibit C attached hereto.
4. Page 16 of the Westside Facilities Master Plan shall be replaced with the text changes shown on Exhibit D attached hereto.
5. Page 17, Figure 6, shall be revised as shown on Exhibit E attached hereto.
6. Page 18 of the Westside Facilities Master Plan shall be replaced with the text changes shown on Exhibit F attached hereto.
7. Page 31 of the Westside Facilities Master Plan shall be replaced with the text changes shown on Exhibit G attached hereto.

Dated: March 21, 2007

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I hereby certify that Resolution No. 2007-51 was passed and adopted by the City Council of the City of Lodi at a regular meeting held on March 21, 2007, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Katzakian, and Mayor Johnson

NOES: COUNCIL MEMBERS – Mounce

ABSENT: COUNCIL MEMBERS – None

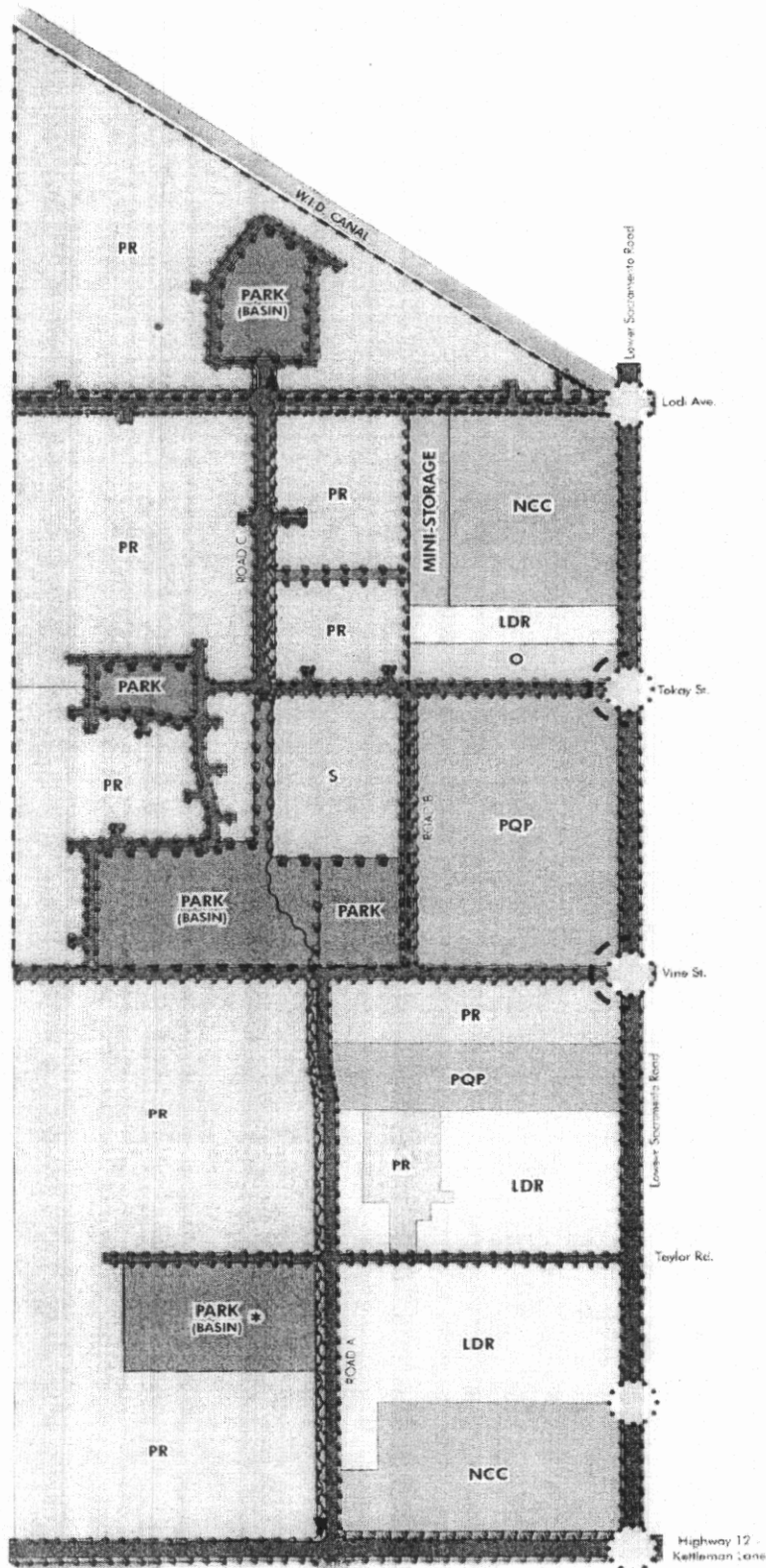
ABSTAIN: COUNCIL MEMBERS – Hansen

  
RANDI JOHL  
City Clerk

**EXHIBIT A**

**REVISED FIGURE 3: LAND USE/CIRCULATION PLAN FOR THE WESTSIDE  
FACILITIES MASTER PLAN**

# LODI WESTSIDE FACILITIES MASTER PLAN (AMENDED 2006)



## LEGEND

- PROJECT BOUNDARY
- MAIN ENTRY
- SIGNALIZED INTERSECTION
- OPEN SPACE CORRIDOR
- LOW DENSITY RESIDENTIAL
- PLANNED RESIDENTIAL
- NEIGHBORHOOD PARK
- PUBLIC / QUASI PUBLIC
- OFFICE
- SCHOOL
- NEIGHBORHOOD/COMMUNITY COMMERCIAL

## ARTERIAL ROADS

HIGHWAY 12 / KETTLEMAN LANE  
LOWER SACRAMENTO ROAD  
LODI AVENUE

## COLLECTOR ROADS

LODI AVENUE  
TOKAY STREET  
VINE STREET  
ROAD A  
ROAD B  
ROAD C

## RESIDENTIAL ROADS

TAYLOR ROAD

\* - PARK BASIN LOCATION IS CONCEPTUAL. EXACT LOCATION AND DIMENSIONS OF THIS PARK BASIN HAVE NOT BEEN DETERMINED.

SCALE : 1" = 300'



**FCB** FCB HOMES

JOHN F. CROFT, JR. President  
JOHN F. CROFT, JR. Vice President  
JOHN F. CROFT, JR. Secretary  
JOHN F. CROFT, JR. Treasurer  
August 2006

## EXHIBIT B

### REVISED TEXT FOR PAGE ii OF THE WESTSIDE FACILITIES MASTER PLAN

#### Lodi Westside Facilities Master Plan

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## EXHIBIT C

### REVISED TEXT FOR PAGE 14 OF THE WESTSIDE FACILITIES MASTER PLAN

#### Lodi Westside Facilities Master Plan

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Community parks are primarily for active uses and structured recreation. Community park facilities should be designed for organized activities and sports. Community parks may also provide specialized community wide interest facilities. Where neighborhood parks are absent, community parks can serve their function.

#### 3.1 Westside Park

Westside Park, a 17-acre Neighborhood Park and aquatic center, is consistent with the Lodi Park, Recreation and Open Space Plan's, Cochran Park concept. As shown in figure 5, this park is intended to be the central focal element of the Plan Area. Westside Park forms, distinguishes, and gives character to the Plan Area residential neighborhoods creating a community image. Westside Park will be contiguous to the proposed elementary school site and the Open Space Corridor. The park is designed to provide a variety of active play areas, especially focused on the needs of children. The Open Space Corridor will provide access to surrounding neighborhoods.

As illustrated in figure 5, the proposed park uses around the lake include two children's playgrounds, picnic areas, a paved bicycle and pedestrian pathway system, a soccer field, tennis courts, and a multi-use basketball/roller blade/hockey court.

The Lodi Park, Recreation and Open Space Plan recommends that an aquatic center be located in Westside Park. The aquatic center should be designed to adequately serve the Westside of Lodi. To enhance revenue opportunities for operation and maintenance of the aquatic center, the center should consider slides and other water related features in addition to a 25-yard/50-meter multi-purpose pool as proposed in the Master Plan.

#### 3.0 PARKS AND OPEN SPACE (Revised 2007)

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## EXHIBIT D

### REVISED TEXT FOR PAGE 16 OF THE WESTSIDE FACILITIES MASTER PLAN

#### Lodi Westside Facilities Master Plan

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The three-acre aquatic center is located at the east end of the park, adjacent to the proposed Elementary School site. The aquatic center illustrated in Figure 5 includes a water park, a multi-purpose pool, a dive pool, and an office/restroom facility. The aquatic's center restroom will be accessible from the park. The water park site is capable of maintaining two water slides, a zero depth pool, water spray features for children and a sand area to give users a feeling of being at the beach. This center will have the capability to serve high schools and the Lodi Swim Club.

Parking for the aquatic center will be served by a single parking lot located adjacent to planned collector streets. The parking lot will be served by two entries, each with access/egress ability. The parking lot will accommodate automobiles as well as buses. While parking is available, a substantial number of residences will access the Westside Park via a pedestrian/bicycle trail system.

### 3.2 Open Space Corridor

Lodi has a well-defined edge that divides its urban uses from abutting agricultural uses, a value cherished by many residents. However, the proximity of agricultural operations to urban uses also creates conflicts affecting both farmers and residents. Conflicts relating to farming at the urban-agriculture interface can be minimized by installation of a landscaped open space buffer area, fences and/or walls as a transition from agriculture to urban. To maximize the use of an Open Space Corridor, the Open Space corridor should be located central to the project area and its facilities integrated within the Corridor should be treated as a public asset, maintained for use as a community benefit.

The Open Space Corridor shown in Figure 3, is a community facility that extends beyond the Plan Area. According to the Park, Recreation and Open Space Plan. The Corridor will extend north to Turner Road and south the Harney Lane. The corridor is central to the Plan Area, and establishes a central open space spine to provide pedestrian connections to parks and schools within the Plan Area.. The width of the Open Space Corridor should range from 30 to 50 feet.

The Open Space Corridor serves as a passive recreational facility with a 12-foot meandering bike and pedestrian path. The bicycle and pedestrian path will serve the community needs. The path should be designed to meander through the Open Space Corridor. The bicycle and pedestrian path should provide links to the residential neighborhoods, Westside Park and to bike and pedestrian path that connects to the Elementary School.

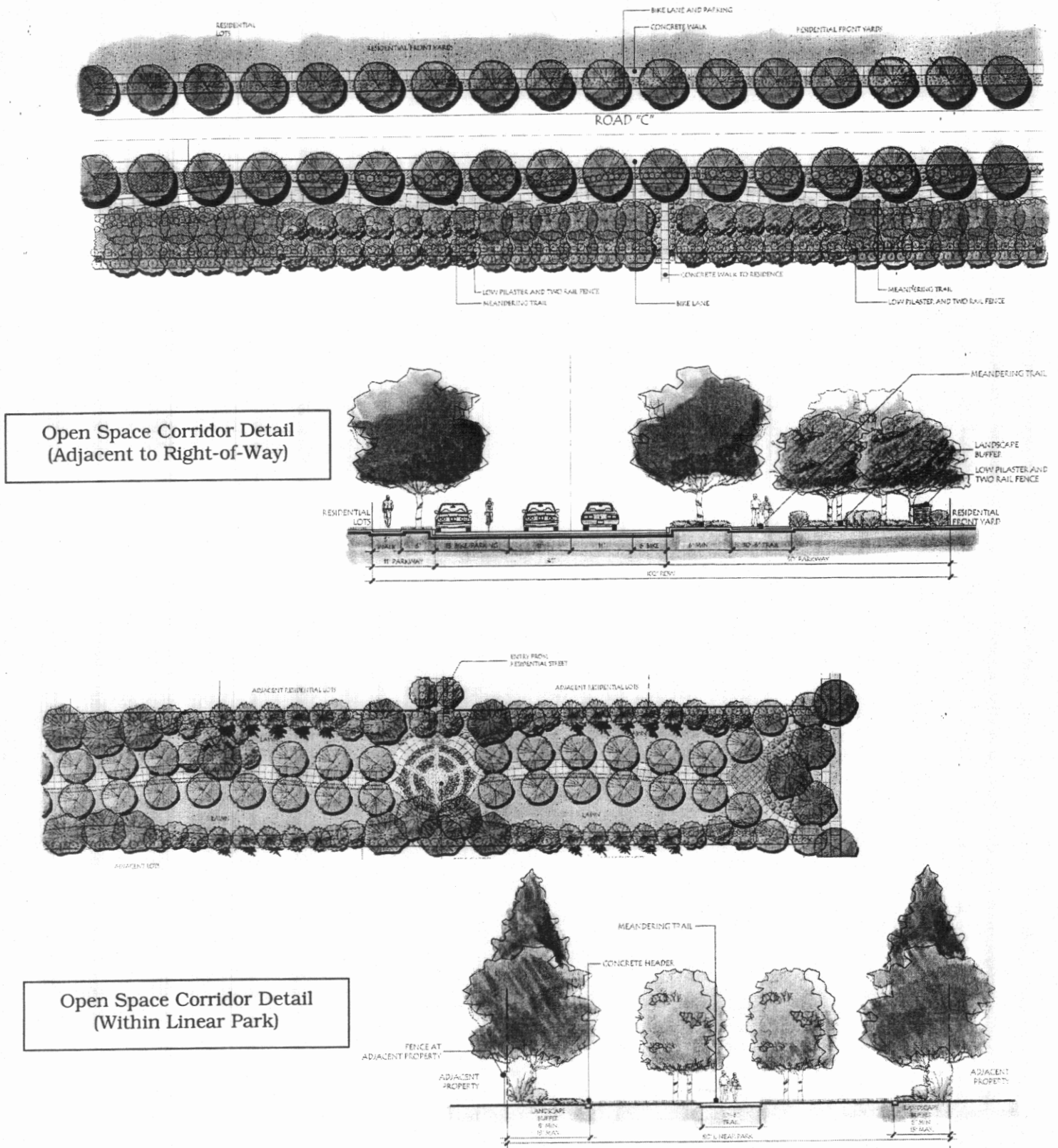
### 3.0 PARKS AND OPEN SPACE (Revised 2007)

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**EXHIBIT E**  
**REVISED FIGURE 6: OPEN SPACE CORRIDOR DETAIL**



# Lodi Westside Facilities Master Plan



OPEN SPACE CORRIDOR DETAIL

FIGURE 6

3.0 PARKS AND OPEN SPACE (Revised 2007)

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## EXHIBIT F

### REVISED TEXT FOR PAGE 18 OF THE WESTSIDE FACILITIES MASTER PLAN

#### Lodi Westside Facilities Master Plan

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Landscaping along the Open Space Corridor should provide a natural open space atmosphere. Canopy trees should be grouped together along the corridor. Landscaping such as broad shade trees, accent trees, shrubs and native species should be encouraged within the open space area. The bicycle and pedestrian trail within the Open Space Corridor shall meander through the corridor and consist of a paved walking and biking trail and a decomposed granite trail for runners.

Recognizing the importance of the Open Space Corridor as a major open space and recreational amenity to Plan Area and community, it is important that the corridor provide an environment that is safe and accessible. Paralleling the Open Space Corridor with residential streets would provide safe and convenient access to the recreational opportunities along the Open Space corridor. As a recreational and open space amenity to the Plan Area and the community, a parallel street would result in an attractive and aesthetically pleasing streetscape that would promote individual neighborhood and overall community identity.

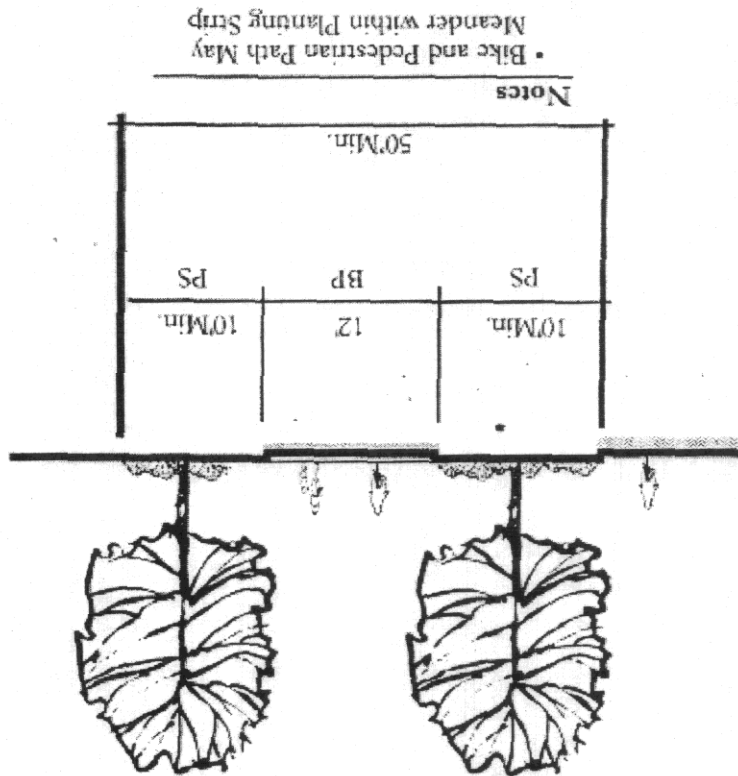
Homes adjacent to the Open Space Corridor should be oriented to encourage maximizing the aesthetic value of the Open Space Corridor and create an inviting community edge. Preferably, homes adjacent to the Open Space Corridor should be oriented with the front yard and entry of the home directly facing the Open Space Corridor. Orientation of residences toward the Open Space Corridor would provide visual access into the corridor and discourage neighborhood policing of the Open Space Corridor. Homes adjacent to the Open Space Corridor may be oriented with the side yard facing the Open Space Corridor. However, this type of orientation should be provided only under limited conditions. Under no circumstance should homes adjacent to the Open Space Corridor be oriented with the rear yard facing the corridor.

EXHIBIT G

Lodi Westside Facilities Master Plan

4.4.2 Bicycle Path

A Bicycle Path or Class I Bikeway that is separated from a street or road. According to the Lodi Bicycle Transportation Master Plan, the preferable bike path is 12 feet wide. This allows for a two way bike path and pedestrian facility, as shown in Figure 18.



BIKE AND PEDESTRIAN PATH CONCEPT

FIGURE 18

As a regional facility, the Open Space Corridor would ultimately extend beyond the Plan Area. A bicycle path should adhere within the Open Space Corridor, meandering through the corridor within the Plan Area, and may continue north and south to the extents of the proposed Open Space Corridor, as shown in Figure 6, Open Space Corridor Detail. The path would be used for bicyclists and pedestrians. The path would link the Plan Area neighborhoods through other pathways.

4.5 Pedestrian Facilities

The key pedestrian path should be located along the Open Space Corridor to provide alternative modes of transportation within the Lodi Westside Plan Area, as shown in Figure 6, Open Space Corridor Detail. The path may be combined with a bicycle path, which has the capability of connecting the north side of the Plan Area to the southern portion of the area with links to residential areas, the Westside Park and Aquatic Center, the elementary school and to commercial areas. The pedestrian path may also continue north and south to the extents of the proposed Open Space Corridor.

4.0 CIRCULATION (Revised 2007)